

Holland & Knight

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January 21, 2016

Mr. Rick Dreist
DC Surveyor
1100 4th Street SW, Third Floor
Washington, DC 20002

Re: Alley Closing Application – S.O. 15-23936
Lots 806 and 807, Square 3843 (the "Site")
Clarification of Dedication by Easement

missing "portion"?

Dear Mr. Dreist:

On November 11, 2015, Adams-Evarts LLC (the "Applicant") submitted an application for the closing of a portion of the public alley system in Square 3843 (the "Application"). The Application includes the dedication by easement of a 20-foot new surface alley from Evarts Street through the closed public to provide access to the 16-foot east-west alley to remain, which in turn provides access to the 16-foot north-south alley. The Applicant also includes the dedication by easement of an additional 4 feet to both the east-west and north-south alleys to create a continuous 20-foot wide public alley at the surface abutting the Site. The Applicant reserved the right to construct below and above the surface easements.

This letter clarifies that the alley closing plat should identify each of the dedications by easement and state that the easement is a surface easement to a height of 16 feet above the surface of the alley easement.

If you have any questions, please do not hesitate to call me.

Sincerely,

HOLLAND & KNIGHT LLP

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November 19, 2015

Mr. Rick Dreist
DC Surveyor
1100 4th Street SW, Third Floor
Washington, DC 20002

Re: Alley Closing Application and Dedication by Easement
Lots 806 and 807, Square 3843 (the "Site")

Dear Mr. Dreist:

On behalf of Adams-Evarts LLC (the "Applicant"), enclosed please find six copies of the application for the closing of a portion of the public alley system in Square 3843 (the "Application"). Submitted herewith is the required filing fee of \$2,750.00. In addition, a completed retail tenant displacement form is enclosed. The Application is submitted in accordance with 24 DCMR §§ 1400.4 and 1400.8.

Square 3843 is bounded by Evarts Street to the north, 10th Street to the east, Reed Street to the west, and Rhode Island Avenue to the south, all in Northeast DC. The portion of the alley system to be closed is located in the northern portion of the square. The alley closing is necessary to allow for the consolidation of lots and the development of a residential building with ground floor retail. The project will include approximately 391 residential units within 410,255 square feet. The Site is located in the C-2-C zone district.

The Application includes the dedication by easement of a 20-foot new surface alley from Evarts Street through the closed public to provide access to the 16-foot east-west alley to remain, which in turn provides access to the 16-foot north-south alley. The Applicant also includes the dedication by easement of an additional 4 feet to both the east-west and north-south alleys to create a continuous 20-foot wide public alley at the surface abutting the Site. The Applicant reserves the right to construct below and above the surface easements. The expanded alley system will provide better circulation within the alley system.

The portion of the alley system to be closed only abuts property that is or will be owned by the Applicant. With the new proposed alley, the alley will operate better than the existing system. Accordingly, the portion of the alley system to be closed is unnecessary for alley purposes and should be closed.

Mr. Rick Dreist
November 19, 2015
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The Applicant (or its assignee) will be the owner of both Lots 806 and 807 in Square 3843 to which the closed public alley will revert. For the reversion, the Applicant requests that the entire closed public alley revert to Lot 807 which will ultimately be combined into a single lot of record for the development of the Site.

We would appreciate your initiating the processing of the above-referenced application as soon as possible. If you have any questions, please do not hesitate to call me.

Sincerely,

HOLLAND & KNIGHT LLP



Christine Moseley Shiker

Enclosures

Revised: 6/28/13

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMIT OPERATIONS DIVISION
OFFICE OF THE SURVEYOR
1104 4TH STREET, S.W., 3RD FLOOR
WASHINGTON, DC 20024

Surveyor's Office File No. _____

5/14/15
Date

APPLICATION TO CLOSE/DEDICATE A STREET OR ALLEY OR ELIMINATION OF
BUILDING RESTRICTION LINE

Location

Street(s)

Name: N/A

Abutting Squares: _____

Portion to be closed/dedicated: _____

AS PER SKETCH ATTACHED

Alley(s)

Name: _____

Abutting Squares: 3843

Portion to be closed/dedicated.: As shown on attached sketch

AS PER SKETCH ATTACHED

This application is made by:

JOHN W. Holmes

Applicant's Name (print)

202-965-2250

Telephone Number

1228 31st Street, N.W. Washington, DC 20007

Address

I certify that the above information is true to the best of my knowledge.


Signature of Applicant or Agent

TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639

Revised: 6/28/13

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMIT OPERATION DIVISION
OFFICE OF THE SURVEYOR
1100 4TH STREET, S.W., 3RD FLOOR
WASHINGTON, DC 20024**

Retail Tenant Displacement Form

Note: The following information is required relative to provisions of DC Law 6-133 (DC Act 6-171).

Surveyor's Office File No. _____

Regarding an application for the proposed closing/dedication of the following street(s) or alley(s), the undersigned, being the applicant or the agent for the applicant, hereby makes the following representations as complete and true:

1. All properties associated with the proposed closing/dedication are listed as follows:


Square	Lot Number
3843	806 and 807

2. The proposed closing/dedication will ☐ or will not ☒ result in displacement of existing retail tenants because of the demolition, substantial rehabilitation, or discontinuance of an existing building.

Name	Address	Square/Lot
N/A		

May 14, 2015
Date

John W. Holmes
Print or Type Name


Signature

Note: This form must be completed, signed and submitted with the application.

**TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639**

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE SURVEYOR



January 29, 2016

Marcel C. Acosta, AICP, Executive Director
National Capital Planning Commission
401 9th Street, N.W., Suite 500
Washington, D.C. 20576

Re: S.O. 15-23936

Enclosed are the application and a print of the plat(s) for the proposed closing of a public alley, 20' surface easement established for public alley use and a 4' surface easement established for public alley use in Square 3843.

This is being forwarded to the Council of the District of Columbia for legislative action. The proposed alley closing is being processed on the basis of Section 9-201.01 of the D.C. Official Code. Pursuant to Section 9-202.02 of the D.C. Official Code, the application is hereby referred to you for the recommendation of the National Capital Planning Commission.

When you have furnished your recommendation to the Council, I would appreciate your also sending a copy to the Office of the Surveyor.

Sincerely,

Joseph E. Snider
Deputy Surveyor, D.C.

Enclosures